



# NOTICE OF MEETING

## Regular Meeting – Aurora City Council

Tuesday, September 3, 2019

Public Hearing 6:30 p.m. | Workshop 7:00 p.m. | Meeting 7:30 p.m.

Aurora City Hall 303 Derting Road

|                      |               |                    |                  |
|----------------------|---------------|--------------------|------------------|
| Mayor                | Terry Solomon | Ward II            | Deb Terrell      |
| Mayor Pro-Tem (WIII) | Jason Brummal | Ward II            | Pennye Shockey   |
| Ward I               | Janet Derting | Ward III           | Jason Priakos    |
| Ward I               | Bill McCurdy  | City Administrator | Dr. Toni Wheeler |

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Aurora City Hall and posted on the City website: [www.Auroratexas.gov](http://www.Auroratexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Aurora website: [www.Auroratexas.gov](http://www.Auroratexas.gov). The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a message or to conduct a phone conversation. The Aurora City Hall is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Administrator's Office at 817.636.2783. Hearing impaired devices are available from the City Secretary prior to each meeting.

### PUBLIC HEARINGS (6:30 p.m.)

#### ZONING HEARING

The City of Aurora Planning and Zoning Commission and City Council will conduct public hearings on Tuesday, September 3<sup>rd</sup> at the Aurora City Hall, 303 Derting Road. Planning and Zoning Public Hearing will begin at 5:30 p.m. The City Council Public Hearing will begin at 6:30 p.m. The purpose of these hearings and meetings are to consider and take action regarding various text amendments to City's Zoning Ordinance. These proposed amendments include but are not limited to, amending Section 4-2 "Definitions" to add and or revise certain terms; amending Appendix/Index 1 "Approved Uses – Zoning Classifications" Table to clarify permitted and special uses; and amending certain typographical errors.

All interested citizens and property owners of the City, as well as other persons of interest, are invited to attend the public hearings and participate in the same. Also, any such interested persons may express his or her opinion concerning the proposed case by forwarding a letter addressed to the City of Aurora, Attn. Zoning Commission, 303 Derting Road, Aurora, Texas 76078, or via email to: [zoning@auroratexas.gov](mailto:zoning@auroratexas.gov)

#### Zoning Case – SUP 19.7599

##### **Notice of Public Hearings before the Planning and Zoning Commission and City Council:**

*Notice is hereby given the Planning and Zoning Commission will hold a public hearing starting at 5:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall, 303 Derting Road, Aurora, TX 76078. Further notice is given the City Council will hold a public hearing starting at 6:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall. The City may continue the public hearing should an applicant so request. Citizens are invited to attend and participate in these public hearings. Special notice of participation will be given to property owners within 200' of the subject properties.*

*The Commission and the Council will consider the application of Richard Sidebottom, for a Specific Use Zoning Change for the existing Residential 3 - Zoning District, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas.*

*The purpose of the specific use permit request is to allow the installation of a private heliport for personal, non-commercial use as an accessory structure to this a residential site.*

#### **WORKSHOP (7:00 p.m.)**

- Legislative Session Bills
- Amendments/Corrections to Code of Ordinances
- Budget and Tax

#### **REGULAR SESSION (7:30 p.m.)**

#### **CALL TO ORDER**

Announce the presence of a Quorum.

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

#### **CONSENT AGENDA**

The Consent Agenda Items are considered routine in nature and may be acted upon in one uniform motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, a Council Member, or the City Administration and acted upon separately.

- Minutes and Financial Statement
- Ordinance 19.0901 – Amending Building Permit Fees (Required response to HB 852)
- Ordinance 19.0902 – Adopting 2018 International Codes with Local Amendments (<https://www.nctcog.org/envir/regional-building-codes/amendments>)
- Ordinance 19.0903 – Adopting Budget (Unchanged from Previous Year)
- Ordinance 19.0904 – Adopting Tax Rate (Lowered to .0282921 – The Effective Rate)

#### **CITIZENS COMMENTS ON NON-AGENDA ITEMS**

Residents may address the Council regarding an item that is not posted on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. It is important to note, the Council is not allowed to converse, deliberate or act on any matter presented during citizen participation.

#### **COUNCIL IS PROHIBITED BY LAW TO COMMENT ON ISSUES BROUGHT TO THEIR ATTENTION DURING THE CITIZENS' PARTICIPATION.**

*\*\*Council may direct the City Staff to resolve the request or direct the matter to be placed on a future agenda for deliberation (as defined by Chapter 551 of the Texas Local Government Code.) If you have a subject that may require council action you may inform the city staff, in writing, and request placement on a future agenda. It is the sole discretion of the Mayor which items are set on the agenda for consideration.*

## **ACTION ITEMS**

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### **ORDINANCE 19.0905 – Amendment to Zoning**

Consider and act upon on Ordinance 19.0905 Amendment to the Zoning Ordinance. The proposed amendments include but are not limited to, amending Section 4-2 “Definitions” to add and or revise certain terms; amending Appendix 1 “Approved Uses – Zoning Classifications” Table to clarify permitted and special uses, and amending specific typographical errors.

### **ORDINANCE 19.0906 – Specific Use Permit – Sidebottom, Richard**

Consider and act upon on Ordinance 19.0906 a request for Specific Use Permit by Richard Sidebottom.

## **ADJOURNMENT**

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If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes: Texas Government Code Section: § 551.071 – Private consultation with an attorney for the City. § 551.072 – Discussing purchase, exchange, lease or value of real property. § 551.074 – Discussing personnel or to hear complaints against personnel. § 551.087 – Discussing certain economic development matters. § 551.073 – Discussing prospective gift or donation to the City. § 551.076 – Discussing deployment of security personnel or devices or security audit.

## **CERTIFICATION**

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I certify that this Notice of Meeting was posted on this 29<sup>th</sup> day of August 2019 at 10:26 a.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Aurora website: [www.Auroratexas.gov](http://www.Auroratexas.gov).

\_\_\_\_\_  
Dr. Toni Wheeler, Ph.D., M.P.A., PMP,  
ICPM, TxCPM  
City Administrator/Secretary

\_\_\_\_\_  
Date Notice Removed



# Aurora City Council AGENDA REPORT

Meeting Date: September 3, 2019

Item Number: Consent Agenda

Department: City Administrator

Account Code: \_\_\_\_\_

Prepared By: City Administrator

Budgeted Amount: \$0

Date Prepared: August 26, 2019

Exhibits: \_\_\_\_\_

| Subject   |
|---|
| <ul style="list-style-type: none"><li>• Ordinance 19.0901 – Amending Building Permit Fees (Required response to HB 852)</li><li>• Ordinance 19.0902 – Adopting 2018 International Codes with Local Amendments (<a href="https://www.nctcog.org/envir/regional-building-codes/amendments">https://www.nctcog.org/envir/regional-building-codes/amendments</a>)</li><li>• Ordinance 19.0903 – Adopting Budget (Unchanged from Previous Year)</li><li>• Ordinance 19.0904 – Adopting Tax Rate (Lowered to .0282921 – The Effective Rate)</li></ul> |

| Recommendation  |
|-----------------|
| Pass as written |

| Discussion   |
|--|
| <p>We had one of the worst legislative sessions in the past nine I have witnessed. There is a blatant attack on Texas cities by our legislature (See my report).</p> <p>Ordinance 19.0901 – Mandated by the state’s passage of HB 852</p> <p>Ordinance 19.0902 – Recommended by NCTCOG. This helps keep our ISO Rating as the lowest in the County. We scored the highest in the region on our last review.</p> <p>Ordinance 19.0903 – Annual budget, which remains the same as last year. Next year we will have to make significant adjustments due to the State taking away our ROW fees for telecom/cable infrastructure. (See my report)</p> <p>Ordinance 19.0904 – Tax Rate – The recommendation is to reduce the tax rate to our effective rate. This amount will generate the same revenue from the previous year.</p> |



## Aurora City Council

# AGENDA REPORT

Meeting Date: September 3, 2019

Item Number: ORDINANCE 19.0905

Department: City Administrator

Account Code: \_\_\_\_\_

Prepared By: City Administrator

Budgeted Amount: \$0

Date Prepared: August 26, 2019

Exhibits: \_\_\_\_\_

| Subject                              |
|--------------------------------------|
| ORDINANCE 19.0905 – Zoning Amendment |

| Recommendation                 |
|--------------------------------|
| Discretion of the City Council |

| Discussion   |
|--|
| <p>In order to consider the SUP on the Helipad, the current usage table will have to be amended to add SUP under Residential for the usage. This should be considered first, before the SUP for Mr. Sidebottom is discussed.</p> <p>This ordinance also removes the previously issued SUP for MD Resort due to no contract issued on the purchase/close of the land.</p> |



Aurora City Council

# AGENDA REPORT

Meeting Date: September 3, 2019

Item Number: Ordinance 19.0906

Department: City Administrator

Account Code: \_\_\_\_\_

Prepared By: City Administrator

Budgeted Amount: \$0

Date Prepared: August 26, 2019

Exhibits: \_\_\_\_\_

| Subject   |
|---|
| Ordinance 19.0906 – SUP request from Richard Sidebottom |

| Recommendation                 |
|--------------------------------|
| Discretion of the City Council |

| Discussion  |
|---|
| Richard Sidebottom will be presenting on his behalf for this Residential Use.<br>Planning and Zoning should insert additional regulations for your consideration. |

# **REPORT TO COUNCIL LEGISLATIVE UPDATE**



## MEMORANDUM

DATE: 29 August 2019  
TO: His Honorable Mayor and Respected Members of the Aurora City Council  
FROM: Toni Wheeler, City Administrator  
RE: 86<sup>th</sup> Texas Legislative Session

Dear Honorable Mayor and Respected Members of the Council –

The 86<sup>th</sup> Texas Legislative Session was a brutal and relentless attack on Texas cities. Our State Representatives and Senators continue to undermine the authority of our local government; insisting they know what is best for our citizens. We saw this four years ago when they took our right to regulate the distance an oil/gas well could be from a residence. We saw it again two years ago with the loss of telecommunication regulations. The 2019 session was the worst session of the nine I previously attended to have a small voice for our beloved city and citizens.

In 2017, Lieutenant Governor Dan Patrick, in a television interview said, “People are happy with their governments at the state level... They’re not with their cities... Our cities are controlled by Democrats. Where do we have all our problems in America? Not at the state level, run by Republicans, but in our cities mostly controlled by Democrat mayors and city councilmen. That’s where you see liberal policies, that’s where you see high taxes, where you see high street crimes.” <https://www.texastribune.org/2017/08/04/lt-gov-dan-patrick-criticizes-city-governments-tv-appearance/> This was a warning we should have been better prepared for this session. The 86<sup>th</sup> session saw 7,324 bills introduced. Over 2,300 of the proposed bills directly impacted cities, of which 338 bills were passed. As we scramble to meet with compliances and implementation dates, let me highlight a few of these briefly:

### **SB 2 – Revenue Caps**

- Reduces the rollback rate (which is now referred to as the “voter approved rate”) from 8% to 3.5%
- Cities successfully negotiated the number up from 2.5% (Literally the only progress we made)
- Any adopted rate over 3.5% triggers an automatic election (We all know how expensive these are! Thank you again Federal and State government)
- THE PROBLEM WITH LOCAL PROPERTY TAX IS SCHOOL FINANCE! I cannot stress this enough. Without diving into the oral defense for my next dissertation, the State continues to eliminate their responsibility for funding education based on



outdated and expired legislation, which has not been replaced. The four-point finance formula has two components which no longer exist! They force our local districts to make up the revenue gap. Yet they penalize them by the Robin Hood Act. ZERO PERCENT of the State lottery goes to directly fund education. Until the State takes responsibility for fixing school finance, they are simply placing a Band-Aid on a gushing bullet hole. There will be ZERO relief for Texas property owners.

#### **SB1152 – Right-of-Way Fees**

- Cable and telecommunication companies no longer have to pay both cable and telecom fees. They can pay the highest of the two.
- Many cities will see their franchise fees cut in half by 2020. This is not a revenue stream we can count on for the future.
- There is a lawsuit pending over this issue. Many cities argue that it is unconstitutional to “take” public land without due compensation. This is considered an “illegal taking” under the current eminent domain statutes passed by the state.

#### **HB2439 – Building Codes**

- Cities CANNOT adopt legislation that is more stringent than the International Code
- Restricts the right to establish design criteria
- Basically, it eliminates all aesthetic regulations. Anyone can build anything and the way that want it. Why could this be bad? A house can be covered in straw. A metal building that is painted yellow with purple polka-dots can be used as a home/business.

Now that I have depressed you, let me offer a little comic relief... What are some of the “accidental” outcomes of the 86<sup>th</sup> Session?

#### **SB621/HB1550 – Plumbing License**

- They accidentally eliminated plumbing license and the entire State Board of Plumbing Examiners.
- So, call yourself a plumber, buy a wrench, and smack on a hat!
- Fortunately, Governor Abbott issued a proclamation to extend the board and licensing due to recovery efforts which continue from Hurricane Harvey.
- IRONY – In 2004 the State mandated every city pass the Plumbing Code, which subsequently required us to enact building inspections.

#### **HB1325 – Hemp Production**

- Lieutenant Governor Dan Patrick vetoed a bill which passed both the House and Senate to legalize marijuana HOWEVER...Hemp production was legalized under HB1325.
- Why is this an issue? DPS testified numerous times that state labs are unable to differentiate between hemp and marijuana. How can it be prosecuted? It cannot!
- DPS repeatedly told state budget officials this bill would come with a hefty price tag for additional drug testing in marijuana cases.
- It further prohibited Cities/Counties from regulating the cultivation, handling, transportation, or sale of hemp. So, what is your neighbor up to?

What can we do from here? We have a clear-cut enemy; it is the State Legislature. So many of these guys are “retired in place,” or “bought” by big business such as Builders Associations, and Telecom Giants. You can see this by the laws they just passed. The Legislature believes local government does not represent those citizens to whom we are the closest, every day. Over the past 18 years I have seen former Senator Craig Estes ONE TIME. I have yet to meet Senator Pat Fallon, elected in 2018. I have seen or spoken with Representative Phil King a grand total of five times. Do these guys really have the best interest of our citizens at heart? These are citizens they have never met, citizens they do not deal with on a daily basis. They are taking away the right of cities to pass laws to protect our citizens. We need to empower and educate our neighborhoods. We need to join with other regional cities, not just with Texas Municipal League or the National League of Cities. We need to form a unified front to stop these attacks. We need to be the voice of our citizens and the State of Texas.

Very respectfully –

Dr. Toni Wheeler, Ph.D., MPA, PMP, CPM  
City Administrator/Secretary  
City of Aurora, Texas

## **CONSENT AGENDA ITEMS**

|                   |                            |
|-------------------|----------------------------|
| <b>COMMISSION</b> | <b>AURORA CITY COUNCIL</b> |
|-------------------|----------------------------|

**DATE** 12.04.2018

**TIME** 7:00p.m.

**LOCATION** Aurora City Hall  
303 Derting Road Aurora Texas 76078

**MEMBERS PRESENT** Mayor Terry Solomon, Mayor Pro-Tempore Jason Brummal, Rick Boland, Bill McCurdy, Rick Smith

**MEMBERS ABSENT** Janet Derting, Pennye Shockey

**CALL TO ORDER** 7:31 p.m.

**ADJOURNED** 8:45 p.m.

|                         |   |          |         |
|-------------------------|---|----------|---------|
| Consent Agenda          | Consent Agenda: Minutes and Financials; Resolutions and Proclamations for TxCDBG Grant for Road Repairs in Glider Base Estates; Resolution calling the 2019 General Election. |          |         |
| MOTION                  | Motion made to approve consent agenda   |          |         |
| MOTION BY Jason Brummal |   |          |         |
| SECOND BY Rick Boland   |   |          |         |
| VOTE                    |   | AYES 4   | NAYES 0 |
| MOTION                  |   | APPROVED | FAILED  |
| COMMENTS                |   |          |         |

|                        |  |          |         |
|------------------------|--|----------|---------|
| Ordinance              | Ordinance 18.1202 Amendment to Zoning      |          |         |
| MOTION                 | Motion to approve with amendments as read. |          |         |
| MOTION BY Jason Brumal |  |          |         |
| SECOND BY Bill McCurdy |  |          |         |
| VOTE                   |  | AYES 4   | NAYES 0 |
|                        |  | ABST 0   |         |
| MOTION                 |  | APPROVED | FAILED  |
| COMMENTS               |  |          |         |

|                            |   |                |               |
|----------------------------|---|----------------|---------------|
| <b>Ordinance Amendment</b> | Ordinance 18.1202 Amendment to Zoning   |                |               |
| <b>AMENDED MOTION</b>      | Motion to amend Zoning Classification/Uses Table to remove Medical Uses from C1, Permit them in C2/C3/IL/IH Zones |                |               |
| <b>MOTION BY</b>           | Rick Smith  |                |               |
| <b>SECOND BY</b>           | Jason Brummal   |                |               |
| <b>VOTE</b>                | <b>AYES</b> 4   | <b>NAYES</b> 0 | <b>ABST</b> 0 |
| <b>MOTION</b>              | <b>APPROVED</b>   | <b>FAILED</b>  |               |

|                            |  |                |               |
|----------------------------|--|----------------|---------------|
| <b>Ordinance Amendment</b> | Ordinance 18.1202 Amendment to Zoning  |                |               |
| <b>AMENDED MOTION</b>      | Motion to amend Zoning Classification/Uses Table to remove Dental Laboratory from C1, Permit them in C2/C3/IL/IH Zones |                |               |
| <b>MOTION BY</b>           | Rick Smith   |                |               |
| <b>SECOND BY</b>           | Jason Brummal  |                |               |
| <b>VOTE</b>                | <b>AYES</b> 4  | <b>NAYES</b> 0 | <b>ABST</b> 0 |
| <b>MOTION</b>              | <b>APPROVED</b>  | <b>FAILED</b>  |               |

|                            |  |                |               |
|----------------------------|--|----------------|---------------|
| <b>Ordinance Amendment</b> | Ordinance 18.1202 Amendment to Zoning  |                |               |
| <b>AMENDED MOTION</b>      | Motion to amend Zoning Classification/Uses Table to remove Optical Dispensory/Clinic from C1, Permit them in C2/C3/IL/IH Zones |                |               |
| <b>MOTION BY</b>           | Rick Boland  |                |               |
| <b>SECOND BY</b>           | Jason Brummal  |                |               |
| <b>VOTE</b>                | <b>AYES</b> 4  | <b>NAYES</b> 0 | <b>ABST</b> 0 |
| <b>MOTION</b>              | <b>APPROVED</b>  | <b>FAILED</b>  |               |

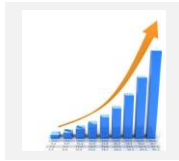
|                            |  |                |               |
|----------------------------|--|----------------|---------------|
| <b>Ordinance Amendment</b> | Ordinance 18.1202 Amendment to Zoning  |                |               |
| <b>AMENDED MOTION</b>      | Motion to amend Zoning Classification/Uses Table to remove Pharmacy/Drug Store from C1, Permit them in C2/C3/IL/IH Zones |                |               |
| <b>MOTION BY</b>           | Jason Brummal  |                |               |
| <b>SECOND BY</b>           | Rick Smith   |                |               |
| <b>VOTE</b>                | <b>AYES</b> 4  | <b>NAYES</b> 0 | <b>ABST</b> 0 |
| <b>MOTION</b>              | <b>APPROVED</b>  | <b>FAILED</b>  |               |

Respectfully Submitted for Approval

Approved as to Form

\_\_\_\_\_  
Toni Wheeler, City Administrator  
City of Aurora, Texas

\_\_\_\_\_  
Terry Solomon, Mayor  
City of Aurora, Texas



**Linda Miller  
& Associates**

**AUDITED FISCAL YEAR TO DATE**

**October 2018 – August 2019**

Certified Public Accountants & Consultants

**Audited Financial Statement - Fiscal Year-to-Date  
October 1, 2017 to August 31, 2018**

|   | Revenues      | Expenditures   |
|---|---------------|----------------|
| <b>Ad Valorem Taxes</b>                               |               |                |
| Current   | \$ 279,242.00 |                |
| Collections   | \$ 43,621.00  |                |
| Total Ad Valorem Taxes                                | \$ 322,863.00 |                |
| <b>Animal Control</b>                                 |               |                |
| Total Animal Control                                  |               | \$ (2,450.00)  |
| <b>Attorney</b>                                       |               |                |
| General Counsel                                       |               | \$ (12,362.00) |
| Municipal Court                                       |               | \$ (2,351.75)  |
| Total Attorney  |               | \$ (14,713.75) |
| <b>Building Permit</b>                                |               |                |
| Total Building Permit                                 | \$ 9,725.00   |                |
| <b>Citations</b>                                      |               |                |
| Total Citations                                       | \$ 36,852.00  | \$ (11,055.60) |
| <b>Code Enforcement</b>                               |               |                |
|   | Classes       |                |
| Total Code Enforcement                                |               | \$ (3,850.00)  |
| <b>Development Services - Streets</b>                 |               |                |
| Total Development Services - Streets                  |               | \$ (68,536.00) |
| <b>Engineering</b>                                    |               |                |
| Total Engineering                                     |               | \$ (19,314.72) |
| <b>Events</b>   |               |                |
| Total Events  |               | \$ (1,658.00)  |
| <b>Finance - Audit / Financial Reporting / Budget</b> |               |                |
| Finance - Audit / Financial Reporting / Budget        |               | \$ (8,773.00)  |
| <b>Finance - Bank Charges</b>                         |               |                |
| Finance - Bank Charges                                |               | \$ (5.50)      |
| <b>Finance - Collections</b>                          |               |                |
| Total Finance - Collections                           |               | \$ (7,481.00)  |
| <b>Finance - Insurance GL and E&amp;O</b>             |               |                |
| Finance - Insurance GL and E&O                        |               | \$ (8,854.00)  |

**Finance - Storage**

|                   |    |            |
|-------------------|----|------------|
| Finance - Storage | \$ | (9,168.00) |
|-------------------|----|------------|

**Finance - Website / Internet Services / Computer**

|  |    |             |
|--|----|-------------|
| Finance - Website / Internet Services / Computer | \$ | (10,520.00) |
|--|----|-------------|

**Franchise - Electric**

|                      |    |           |
|----------------------|----|-----------|
| Franchise - Electric | \$ | 11,826.00 |
|----------------------|----|-----------|

**Franchise - Gas**

|                 |    |          |
|-----------------|----|----------|
| Franchise - Gas | \$ | 6,073.00 |
|-----------------|----|----------|

**Franchise - Telecommunications**

|                                      |    |           |
|--------------------------------------|----|-----------|
| Total Franchise - Telecommunications | \$ | 12,681.00 |
|--------------------------------------|----|-----------|

**Franchise - Waste Collection**

|                                    |    |          |
|------------------------------------|----|----------|
| Total Franchise - Waste Collection | \$ | 2,986.00 |
|------------------------------------|----|----------|

**Health Insurance**

|                        |    |             |
|------------------------|----|-------------|
| Total Health Insurance | \$ | (16,313.00) |
|------------------------|----|-------------|

**Leasing - Alarm**

|                       |    |          |
|-----------------------|----|----------|
| Total Leasing - Alarm | \$ | (428.50) |
|-----------------------|----|----------|

**Miscellaneous**

|                          |    |             |
|--------------------------|----|-------------|
| Business Cards           | \$ | (330.00)    |
| Certifications / Classes | \$ | (10,872.00) |
| Dues Fees Subscriptions  | \$ | (3,875.00)  |
| Publications / Books     | \$ | (3,458.00)  |
| Flowers                  | \$ | (450.00)    |
| Trophies                 | \$ | (45.00)     |
| Total Miscellaneous      | \$ | (19,030.00) |

**Municipal Court**

|                       |    |             |
|-----------------------|----|-------------|
| Total Municipal Court | \$ | (20,100.00) |
|-----------------------|----|-------------|

**Office Supply**

|                     |    |            |
|---------------------|----|------------|
| Total Office Supply | \$ | (3,821.00) |
|---------------------|----|------------|

**OSSF**

|            |    |          |    |            |
|------------|----|----------|----|------------|
| Total OSSF | \$ | 2,550.00 | \$ | (1,920.00) |
|------------|----|----------|----|------------|

**Parks**

|             |    |            |
|-------------|----|------------|
| Total Parks | \$ | (5,460.00) |
|-------------|----|------------|

**Payroll Expenses**

|                        |    |              |
|------------------------|----|--------------|
| Staff                  | \$ | (118,325.00) |
| Withholding            | \$ | (10,942.00)  |
| Processing             | \$ | (1,496.00)   |
| Total Payroll Expenses | \$ | (130,763.00) |

**Public Safety**

|                     |    |            |
|---------------------|----|------------|
| Classes/Conferences | \$ | (4,549.00) |
| Radar Certification | \$ | (160.00)   |
| Radar Repair        | \$ | (496.00)   |
| Radar Replacement   | \$ | (1,850.00) |
| Total Public Safety | \$ | (7,055.00) |

**Postage**

|               |    |            |
|---------------|----|------------|
| Total Postage | \$ | (2,385.00) |
|---------------|----|------------|

**Property Maintenance**

|                            |    |            |
|----------------------------|----|------------|
| Total Property Maintenance | \$ | (1,650.00) |
|----------------------------|----|------------|

**Sales Tax**

|                 |    |           |
|-----------------|----|-----------|
| Total Sales Tax | \$ | 84,389.00 |
|-----------------|----|-----------|

**Telephone**

|                 |    |            |
|-----------------|----|------------|
| Total Telephone | \$ | (2,069.00) |
|-----------------|----|------------|

**Travel Expenses**

|                 |    |            |
|-----------------|----|------------|
| Travel Expenses | \$ | (6,896.00) |
|-----------------|----|------------|

**Utilities - Electric**

|                            |    |            |
|----------------------------|----|------------|
| Total Utilities - Electric | \$ | (7,208.00) |
|----------------------------|----|------------|

**Water**

|             |    |          |    |             |
|-------------|----|----------|----|-------------|
| Total Water | \$ | 2,612.00 | \$ | (18,669.00) |
|-------------|----|----------|----|-------------|

|          |    |            |    |              |
|----------|----|------------|----|--------------|
| Subtotal | \$ | 492,557.00 | \$ | (410,147.07) |
|----------|----|------------|----|--------------|

|                  |    |           |    |   |
|------------------|----|-----------|----|---|
| Starting Balance | \$ | 50,723.00 | \$ | - |
|------------------|----|-----------|----|---|

|  |    |            |    |              |
|--|----|------------|----|--------------|
|  | \$ | 543,280.00 | \$ | (410,147.07) |
|--|----|------------|----|--------------|

|                       |    |            |  |  |
|-----------------------|----|------------|--|--|
| Ending August Balance | \$ | 133,132.93 |  |  |
|-----------------------|----|------------|--|--|

**ORDINANCE NO. O-2019.0601FEE**  
**Amending O-2018.02FEE and O-2004.07AMEND**

**AN ORDINANCE OF THE CITY OF AURORA, AMENDING THE SCHEDULE OF THE RATES, FEES, AND CHARGES OF THE CITY OF AURORA TO AMEND FEES, FINES AND OTHER CHARGES; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aurora, Texas is a Type A General Law Municipality located in Wise County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City Council of Aurora, Texas, previously exercised the authority vested by State Law in the City Council concerning the regulation of the rates, fees and charges of the City of Aurora, Texas by enacting Ordinance No. 0200407A, Ordinance No. O-2004.07AMEND, and Ordinance No. O-2018.02FEE; and

**WHEREAS**, the City Council of Aurora, Texas, has determined that it would be of benefit within the City to amend certain fees.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS:**

**SECTION 1.**

**BUILDING PERMITS**

| <b>Square Footage</b> | <b>Permit Fee<br/>(NOTE: The minimum permit fee is \$75)</b>                                   |
|-----------------------|--|
| 120-200 sq'           | \$75.00*   |
| 201-500 sq'           | \$75.00 for the first 200 sq' plus \$10 for each additional 100 sq'                            |
| 501-1000 sq'          | \$670.25 for the first 501sq' plus \$4.15 for every additional 100sq' or fraction thereof*     |
| 1,001-1,500 sq'       | \$871.40 for the first 1,001sq' plus \$4.00 for every additional 100sq' or fraction thereof*   |
| 1,501-2,000 sq'       | \$1,260.00 for the first 1,501sq' plus \$3.75 for every additional 100sq' or fraction thereof* |
| 2,001-3,000 sq'       | \$1,600.00 for the first 2,001sq' plus \$3.50 for every additional 100sq' or fraction thereof* |



|   |  |
|---|--|
| 3,001 and above sq'   | \$2,000.00 for the first 3,001 plus \$ 3.25 for every additional 100sq' or fraction thereof* |
| <b>PLUS, ADMIN ISSUE FEE</b>  | <b>\$25.00</b>   |
| <b>*PLUS, PLAN REVIEW, IF APPLICABLE AND \$100 FOR EACH TRADE ON AN UMBRELLA PERMIT</b> |  |

## **BUILDING PERMIT – OTHER CHARGES**

Including: Repairs, Remodels, Garages, Carports, Additions, Accessory (Storage) Buildings, Fences (Residential and Commercial)

| <b>Type of Project</b>                                      |            |
|---|------------|
| Small Repairs   | \$75.00    |
| Accessory Storage Bldg (unattached/Small shed under 200sq') | \$100.00   |
| Carport   | \$150.00   |
| Large Barns/Storage   | \$250.00   |
| Residential Remodel   | \$300.00   |
| Commercial Remodel/Finish Out                               | \$1,500.00 |

| <b>Fence Permit</b>                    |          |
|--|----------|
| Commercial (not requiring engineering) | \$150.00 |
| Residential                            | \$75.00  |

## **ELECTRICAL PERMITS**

- Residential (new construction) \$ 0.0675 per square foot
- Commercial (new construction) \$ 0.0775 per square foot
- Hot Tubs and Pools \$800.00
- Temporary Pole \$125.00
- Sign Connection \$75.00
- Manufactured Home (all) \$500.00
- Service \$75.00 Transformers \$75.00
- Motors \$25.00
- Unlisted Permits (repair, etc...) \$75.00 per \$500.00 or part thereof in value

## **MECHANICAL PERMITS**

- Residential (new construct and initial) \$ 0.0625 per square foot of conditioned area
- Commercial (new construct and initial) \$ 0.08 per square foot of conditioned area
- Change-Outs (all) \$125.00

## **MISCELLANEOUS CONSTRUCTION INSPECTION FEES**

- General inspection fee \$75.00
- Reinspection fees \$100.00 per violation
- Other Reinspection fees \$75.00
- Inspections for release of temporary utilities \$75.00

- Driveway inspection \$75.00
- Culvert installation inspection \$125.00
- Culvert repair or replacement inspection \$75.00
- Curb cut inspection (other than Utility) \$50.00
- Drainage and/or erosion control inspection \$75.00

#### **OSSF (ON-SITE SEWAGE FACILITIES)/SEPTIC PERMIT FEES**

- **PERMIT FEES \$550 Permits Requiring Maintenance Contracts, Testing and/or Reporting**
- **\$350 for all other Permits**
- **Alterations/Extensions/Replacements/Repairs – ½ the current adopted permit fee**
- **Re-inspections on new installs – ½ the current adopted permit fee Texas**

**Administrative Code, Title 30; §285.21**

#### **PLAN REVIEW FEES**

| <b>Plan Review Fees</b>                   |                           |
|---|---------------------------|
| <b>Square Footage</b>                     | <b>Review Fee</b>         |
| 10,000 or less                            | \$1,500                   |
| 10,001 to 50,000                          | \$1,501.00 - \$12,500.00  |
| 50,001 to 100,000                         | \$12,501.00 - \$25,000.00 |
| Greater than 100,000                      | \$25,001.00 - \$50,000.00 |
| <b>** Plan review \$1,000.00 per hour</b> |                           |

#### **PLUMBING PERMITS**

- Residential (new construction) \$ 0.0775 per square foot
- Commercial (new construction) \$ 0.0775 per square foot
- Manufactured Home (water/waste/gas) \$175.00
- Lawn Sprinkler \$150.00
- Backflow Test \$125.00
- Unlisted Permits (repairs, etc...) \$75.00 per \$500.00, PLUS \$10 for each additional \$100.00 of value, or part thereof in value

#### **SIGN PERMITS**

**\*\*\* If signs require electricity, a separate permit is required.**

|                    |                         |          |
|--------------------|-------------------------|----------|
| Commercial         | 1 to 50 square feet     | \$50.00  |
| Commercial         | 51 to 100 square feet   | \$100.00 |
| Commercial         | 101 to 200 square feet  | \$200.00 |
| Commercial         | 201 or over square feet | \$300.00 |
| Temporary/Portable | 30 day permit           | \$25.00  |
| Temporary/Portable | 180 day permit          | \$50.00  |

**\*\* Political signs are exempt from permitting requirements.**

#### **SOLICITING PERMITS**

- Application fee (includes 2 agents, 1 year) \$100.00
- Each additional agent at time of permit \$50.00

- Substitute or additional agent during permit \$75.00
- Mandatory background check \$75 per applicant, if one is not provided to the city

### TEMPORARY BUSINESS LICENSE FEES

Temporary Business Permit (6 mos per yr) \$100.00

### TRADE REGISTRATION FEES (ANNUAL)

Anyone desiring to do work, for which a construction permit is required, is to register with the City as a contractor. This requirement does not apply to a homeowner doing work on a single-family residence which is declared as the applicant/owner's homestead. Renewal constitutes no lapse in registration.

|                           | <u>New</u>  | <u>Renewal</u> |
|---------------------------|---|----------------|
| (1) Master electrician    | No Charge   | No Charge      |
| (2) Mechanical            | No Charge   | No Charge      |
| (3) Irrigator             | No Charge   | No Charge      |
| (4) <b>Master Plumber</b> | <b>*** Must provide verification of insurance</b> |                |

### PLANNING AND DEVELOPMENT FEES

| Planning and Development Fees  |  |
|--|--|
| Type   | Fee  |
| Annexation   | \$75.00 per acre of private property                                   |
|  | \$25.00 per acre of public right-of-way                                |
| Zoning and Zoning Changes  | \$1,500.00 per acre, for first 5 acres <b>PLUS</b>                     |
|  | \$500.00 per each additional acre above 5                              |
|  | \$1,500 minimum  |
| Written Zoning Verification  | \$50.00 per parcel   |
| Official Development Plan of a PDD – Planned Development   | \$850.00 Administrative review   |
|  | \$2,500.00 Engineering / Building Dept Review                          |
|  | \$1,500.00 Planning Commission review                                  |
|  | \$1,500.00 City Council review   |
| Phased Site Plan in Planned Developments<br>*All developments ten (10) acres or greater are required to phase the project. | \$350.00 per acre<br>\$350.00 minimum to \$100,000 maximum             |
| Special Use Permit   | \$750.00 per application   |
| Temporary Use Permit   | \$150.00 per application   |
| Site Plan  | \$1,500.00 per acre, up to 5 acres <b>PLUS</b>                         |
|  | \$500.00 per each additional acre > 5 acres and ≤ 15 acres <b>PLUS</b> |
|  | \$250.00 per each additional acre > 15 acres                           |
|  | \$1,500 minimum  |
| Variance/Appeal/Waiver   | \$500.00 major variance/appeal   |

|   |   |
|---|---|
|   | \$250.00 minor variance/appeal  |
| <b>Pre-Application Review</b>                 | \$250.00 Administration; \$750.00 Engineering per each meeting request  |
| <b>Preliminary Plat</b>                       | \$500.00 per application <b>PLUS</b>  |
|   | \$2,000 for engineering review (or actual cost, whichever is greater) <b>PLUS</b>   |
|   | <b><u>For Single Family Residential</u></b><br>\$300.00 per the first acre <b>PLUS</b><br>\$150.00 per each additional acre   |
|   | <b><u>For Multi-Family or Commercial</u></b><br>\$500.00 per the first acre up <b>PLUS</b><br>\$250.00 per each additional acre   |
| <b>Final Plat</b>                             | \$750.00 per application <b>PLUS</b>  |
|   | \$2,500 for engineering review (or actual cost, whichever is greater) <b>PLUS</b>   |
|   | <b><u>For Single Family Residential</u></b><br>\$500.00 per lot or tract up to 5 lots or tracts <b>PLUS</b><br>\$250.00 per lot or tract, > 5 and ≤ 15 lots or tracts <b>PLUS</b><br>\$200.00 per lot or tract greater than 15 lots |
|   | <b><u>For Multi-Family or Commercial</u></b><br>\$500.00 per acre up to 5 acres <b>PLUS</b><br>\$250.00 per each additional acre  |
| <b>Subdivision Appeal</b>                     | \$750.00 appeals to Planning Commission / City Council  |
| <b>Lot Line Adjustment Plat</b>               | \$750.00 per lot or tract included  |
| <b>Major Error Correction Plat</b>            | \$1,000.00 per lot affected by major error correction   |
| <b>Vacation</b>                               | \$750.00 per submittal  |
| <b>Non-Conforming Certificate Application</b> | \$150.00 each   |
| <b>Historic Preservation Fees</b>             | Landmark Designation, Individual Structure: \$100.00  |
|   | Landmark Designation, District: \$150.00  |
|   | Appeal of Denial of Designation: No Charge  |
|   | Alteration Certificate: No Charge   |
|   | Appeal of Denial of Alteration Certificate: No Charge   |
|   | Relocation Application: No Charge   |
| <b>Sign Plan - Comprehensive</b>              | \$750.00  |
| <b>Vesting Application</b>                    | \$100.00  |

**Legal/Engineering Fees**

Subject to actual cost, shall be the expense and responsibility of the applicant

**\*\*\* NOTE: Acres are calculated to the nearest 1/10<sup>th</sup>**

**MUNICIPAL COURT**

Exhibit A – Fines and Fees of the Municipal Court are established by the Honorable Judge

**OFFICE SERVICES - FEES AND CHARGES**

(Office and copy fees)

|                                    |   |
|------------------------------------|---|
| Notary fees                        | \$8.00 per notary signature   |
| Certified open records certificate | \$5.00 per certificate  |
| Returned check (NSF)               | \$75.00   |
| Copies for open records (per page) | \$0.10 standard size<br>\$0.25 oversized (11x 17)                   |
| Copier charges                     | \$0.10 per standard page side<br>\$0.25 oversized (11x17) page side |
| Black and white printing           | \$0.10 per page   |
| Color copies and printing          | \$0.25 per page   |
| Send/receive faxes                 | \$1.00 per page (not color faxes)                                   |
| CD's or floppy disc                | \$0.50 each   |

**CITY CREWS - FEES AND CHARGES**

(Mowing and/or cleaning property.)

|     |                             |  |
|-----|-----------------------------|--|
| (1) | City crew:                  | \$75.00 (Admin Fees)                   |
|     | Tractor/mower with operator | \$75.00/hr                             |
|     | Loader with operator        | \$75.00/hr                             |
|     | Dump truck with operator    | \$75.00/hr                             |
|     | Hand mower with operator    | \$75.00/hr                             |
|     | Extra personnel             | \$20.00/hr                             |
| (2) | Contractor:                 | Actual costs (plus \$75.00 Admin Fees) |

**NOTES:**

- 1. All expenses including legal, engineering or surveying fees and City staff manpower expended will require full reimbursement by applicant.**
- 2. All fees and fines are non-refundable**
- 3. Fees and fines are subject to change based on City Council approval**

**SECTION 2.**

This ordinance shall be cumulative of all provisions of ordinances of the City of Aurora, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the composition of the boards of appeals created by the various uniform codes referenced herein conflicts with this ordinance, the terms of this ordinance shall control.

**SECTION 3.**

It is hereby declared to be the intention of the city council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4.**

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**PASSED AND APPROVED ON FIRST READING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
**MAYOR**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**CITY ADMINISTRATOR/SECRETARY**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**CITY ATTORNEY**

## **ORDINANCE NO. O-19.0902**

**AN ORDINANCE OF THE CITY OF AURORA, TEXAS ADOPTING THE 2018 EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE; PROVIDING FOR THE MODIFICATION OF THE CODES TO INCORPORATE LOCAL AMENDMENTS; PROVIDING FOR RECORDING OF THE CODES AS PUBLIC RECORDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aurora, Texas is a Type A General Law Municipality located in Wise County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City Council has previously adopted Editions of the International Energy Conservation Code, International Fuel Gas Code, International Mechanical Code, International Fire Code, and International Building Code; and

**WHEREAS**, the City Council desires to update to the 2018 Editions of the International Energy Conservation Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Fire Code, International Residential Code, International Building Code, International Property Maintenance Code; and

**WHEREAS**, the City Council of the City of Aurora, Texas, desires to maintain its current mechanism by which local modifications reflecting the unique needs of the City of Aurora may be made when deemed appropriate; and

**WHEREAS**, the North Central Texas Council of Governments and City Staff have recommended adoption of certain amendments to these Codes to reflect locally accepted practice; and

**WHEREAS**, the City Council of the City of Aurora, Texas, has determined that the adoption of these Codes as amended herein is in the public interest and therefore deems it advisable to enact this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS:**

### **SECTION 1.**

- A. The 2018 Edition of the International Energy Conservation Code is hereby adopted as the official energy conservation code of the City of Aurora, Texas. This energy conservation code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Energy

Conservation Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

- B. The 2018 Edition of the International Energy Conservation Code, as adopted herein, is hereby amended as shown on Exhibit A attached hereto.

\*\* AMENDMENTS CAN BE FOUND AT:

<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 2.**

- A. The 2018 Edition of the International Fuel Gas Code is hereby adopted as the official fuel gas code of the City of Aurora, Texas. This fuel gas code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Fuel Gas Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

- B. The 2018 Edition of the International Fuel Gas Code, as adopted herein, is hereby amended as shown on Exhibit B attached hereto.

\*\* AMENDMENTS CAN BE FOUND AT:

<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 3.**

- A. The 2018 Edition of the International Mechanical Code is hereby adopted as the official mechanical code of the City of Aurora, Texas. This mechanical code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Mechanical Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

- B. The 2018 Edition of the International Mechanical Code, as adopted herein, is hereby amended as shown on Exhibit C attached hereto.

\*\* AMENDMENTS CAN BE FOUND AT:

<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 4.**

- A. The 2018 Edition of the International Plumbing Code is hereby adopted as the official plumbing code of the City of Aurora, Texas. This plumbing code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Plumbing Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but



shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

- B. The 2018 Edition of the International Plumbing Code, as adopted herein, is hereby amended as shown on Exhibit D attached hereto. \*\* AMENDMENTS CAN BE FOUND AT:  
<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 5.**

- A. The 2018 Edition of the International Fire Code is hereby adopted as the official fire code of the City of Aurora, Texas. This fire code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Fire Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.
- B. The 2018 Edition of the International Fire Code, as adopted herein, is hereby amended as shown on Exhibit E, Option B attached hereto.  
\*\* AMENDMENTS CAN BE FOUND AT:  
<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 6.**

- A. The 2018 Edition of the International Residential Code is hereby adopted as the official residential code of the City of Aurora, Texas. This fire code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Residential Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.
- B. The 2018 Edition of the International Residential Code, as adopted herein, is hereby amended as shown on Exhibit F attached hereto.  
\*\* AMENDMENTS CAN BE FOUND AT:  
<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 7.**

- A. The 2018 Edition of the International Building Code is hereby adopted as the official electrical code of the City of Aurora, Texas. This building code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Building Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

- B. The 2018 Edition of the International Building Code, as adopted herein, is hereby amended as shown on Exhibit G, Option B attached hereto.

\*\* AMENDMENTS CAN BE FOUND AT:

<https://www.nctcog.org/envir/regional-building-codes/amendments>

## **SECTION 8.**

The 2018 Edition of the International Property Maintenance Code is hereby adopted as the official property code of the City of Aurora, Texas. This property maintenance code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Property Maintenance Code, and any local amendments thereto, shall not be included in any formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Administrator and will be available for public inspection and copying during regular business hours.

## **SECTION 9.**

The City of Aurora may from time to time determine that additional local modifications to the code adopted herein are necessary and appropriate to meet the unique needs of the City of Aurora. To effectuate modifications, the city council may enact individual ordinances amending this ordinance fully setting forth the changes to be made. Such subsequent amendments shall be consolidated as an exhibit to this ordinance and shall be maintained as a public record in the office of the city Administrator, available for public inspection and copying during regular business hours.

## **SECTION 10.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Aurora, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

## **SECTION 11.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## **SECTION 12.**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping or refuse, and shall be fined not more than Five

Hundred Dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

#### **SECTION 13.**

All rights and remedies of the City of Aurora, Texas, are expressly saved as to any and all violations of the provisions of any ordinances of the City of Aurora which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 14.**

The City Administrator of the City of Aurora is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

#### **SECTION 15.**

The City Administrator of the City of Aurora is directed to publish the caption and penalty clause of this Ordinance in the official newspaper of the City of Aurora, Texas, as required by Section 52.011 of the Texas Local Government Code.

#### **SECTION 16.**

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED 3<sup>rd</sup> DAY OF SEPTEMBER 2019.**

---

Terry L. Solomon  
MAYOR

ATTEST:

---

Dr. Toni L. Wheeler, Ph.D., MPA, PMP, ICPM,  
Texas CPM  
CITY ADMINISTRATOR

APPROVED AS TO FORM AND LEGALITY:

---

CITY ATTORNEY

EFFECTIVE: \_\_\_\_\_

**ORDINANCE NO O-19.0903**

**AN ORDINANCE ADOPTING THE BUDGET FOR THE FISCAL YEAR  
OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020, FOR THE CITY OF  
AURORA**

**WHEREAS**, in accordance with Section 102.001, et seq, Texas Local Government Code, the Budget Officer, submitted to the City Council a budget for 2019-2020; and,

**WHEREAS**, a public meeting on the budget was duly held, by the Aurora City Council; and,

**WHEREAS**, at the public meeting all interested persons given an opportunity to be heard for or against any item therein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS:**

**Section 1:** THAT the budget for the City of Aurora, Texas, for the fiscal period beginning October 1, 2019, and ending September 30, 2020, in words and figures as shown therein, is adopted and approved as filed herewith.

**Section 2:** THAT the City Administrator be and is hereby authorized to make inter-departmental and inter-fund transfers during the fiscal year as deemed necessary in order to avoid over-expenditure of particular accounts.

**Section 3:** THAT the City Administrator, be and is hereby authorized to invest any funds not needed for current use in any lawful manner. Interest accrued from investments shall be deposited to the interest income account of the funds from which principal was invested.

**AND IT IS SO ORDERED THE BUDGET FOR THE CITY OF AURORA, TEXAS FISCAL YEAR 2019-2020 WAS HEREBY PASSED AND ADOPTED ON THE 3<sup>rd</sup> DAY OF SEPTEMBER 2019.**

---

Terry Solomon, Honorable Mayor

ATTEST:

---

Dr. Toni Wheeler, PhD, MPA, PMP, ICPM,  
Texas CPM  
City Administrator/Secretary

**PROPOSED BUDGET 2019-2020**



Linda Miller  
& Associates

Certified Public Accountants & Consultants

2001 Post Oak Houston TX 77056 ▪ Phone (281)638-8220 ▪ [www.lmillercpa.com](http://www.lmillercpa.com)

September 2, 2019

Honorable Mayor Solomon and  
Members of the Council  
Aurora City Hall  
303 Derting Road  
Aurora TX 76078

Dear Mayor and Members of the Council:

It is our pleasure to aid in the preparation of your budget for the 2019-2020 Fiscal Year. We have diligently worked alongside Dr. Wheeler to prepare this document for your review.

**Tax Rate Information:**

Based on information presented from Mickey Hand, Chief Appraiser, Wise County Appraisal District. This document is attached as a reference guide following the budget.

- Property Value: \$132,065,012
- Estimated Loss: \$6,249,558
- Current Rate: .287816
- Effective Rate: .282921
  
- Proposed Rate: .282921
- Total Estimate of Preliminary Collections: \$364,781

**Highlights for this Fiscal Year Budget:**

- Most of tax funding continues to be allocated to road repair in the amount of \$80,000.
- Council should plan to fund the CDBG Road Repair Grant in the amount of \$13,750.

Sincerely,

L.C. Miller, CPA  
[linda@lmiller CPA.com](mailto:linda@lmiller CPA.com)



FISCAL YEAR 2019-2020  
MAINTENANCE AND OPERATIONS BUDGET

PREPARED BY:  
L MILLER CPA AND CONSULTANTS  
AND DR. TONI WHEELER

**NOTICE OF 2019 TAX YEAR PROPOSED  
PROPERTY TAX RATE FOR  
CITY OF AURORA**

A tax rate of \$0.282921 per \$100 valuation has been proposed by the governing body of the City of Aurora.

|                                |                |
|--------------------------------|----------------|
| <b>PROPOSED TAX RATE</b>       | <b>.282921</b> |
| <b>PRECEDING YEAR TAX RATE</b> | <b>.287816</b> |
| <b>EFFECTIVE TAX RATE</b>      | <b>.282921</b> |

The effective rate is the total tax rate needed to raise the same amount of property tax revenue for the City of Aurora from the same properties in both the 2018 and the 2019 tax year.

For assistance with these calculations, please contact:  
Monte S. Shaw, Wise County Tax Assessor Collector  
940.627.3523 [monte.shaw@co.wise.tx.us](mailto:monte.shaw@co.wise.tx.us)

**\*\*This notice was published in the Wise County Messenger by Monte Show on August 10<sup>th</sup> and 17<sup>th</sup> consecutively.**

## Fiscal Year 2019-2020 Operations and Maintenance Budget October 1, 2019 to September 30, 2020

### REVENUES

| ITEM                                      | 2018-2019            | 2019-2020            |
|---|----------------------|----------------------|
| Ad Valorem Taxes                          | \$ 364,781.00        | \$ 364,781.00        |
| Building Permit                           | \$ 24,000.00         | \$ 24,000.00         |
| Citations                                 | \$ 30,000.00         | \$ 30,000.00         |
| Events                                    | \$ 200.00            | \$ 200.00            |
| Franchise - Electric                      | \$ 12,500.00         | \$ 12,500.00         |
| Franchise - Gas                           | \$ 6,500.00          | \$ 6,500.00          |
| Franchise - Telecommunications            | \$ 12,500.00         | \$ 12,500.00         |
| Franchise - Waste Collection              | \$ 3,200.00          | \$ 3,200.00          |
| OSSF Permits                              | \$ 3,500.00          | \$ 3,500.00          |
| Sales Tax                                 | \$ 50,000.00         | \$ 50,000.00         |
| Water                                     | \$ 4,500.00          | \$ 4,500.00          |
| <b>Subtotal Revenues</b>                  | <b>\$ 511,681.00</b> | <b>\$ 511,681.00</b> |
| <b>Estimated Retained Balance Forward</b> | <b>\$ 50,723.00</b>  | <b>\$ 50,723.00</b>  |
| <b>Total Estimated Revenues</b>           | <b>\$ 562,404.00</b> | <b>\$ 562,404.00</b> |

### EXPENDITURES

\*\*Expenditures remain the same from the previous Fiscal Year

#### Animal Control

|                      |             |
|----------------------|-------------|
| Total Animal Control | \$ 4,000.00 |
|----------------------|-------------|

#### Attorney

|                 |              |
|-----------------|--------------|
| General Counsel | \$ 25,000.00 |
|-----------------|--------------|

|                 |              |
|-----------------|--------------|
| Municipal Court | \$ 10,000.00 |
|-----------------|--------------|

|                |              |
|----------------|--------------|
| Total Attorney | \$ 35,000.00 |
|----------------|--------------|

#### Citations

|                 |              |
|-----------------|--------------|
| Total Citations | \$ 18,000.00 |
|-----------------|--------------|

#### Code Enforcement

|                        |             |
|------------------------|-------------|
| Classes/Certifications | \$ 3,500.00 |
|------------------------|-------------|

|       |           |
|-------|-----------|
| Books | \$ 800.00 |
|-------|-----------|

|                        |             |
|------------------------|-------------|
| Total Code Enforcement | \$ 4,300.00 |
|------------------------|-------------|

#### Development Services - Streets

|                                      |              |
|--------------------------------------|--------------|
| Total Development Services - Streets | \$ 80,000.00 |
|--------------------------------------|--------------|

#### Election

|                |              |
|----------------|--------------|
| Total Election | \$ 16,000.00 |
|----------------|--------------|

|   |               |
|---|---------------|
| <b>Engineering</b>                                      |               |
| Total Engineering                                       | \$ 20,000.00  |
| <b>Events</b>   |               |
| Total Events  | \$ 1,500.00   |
| <b>Finance - Audit / Financial Reporting / Budget</b>   |               |
| Finance - Audit / Financial Reporting / Budget          | \$ 4,500.00   |
| <b>Finance - Bank Charges</b>                           |               |
| Finance - Bank Charges                                  | \$ 400.00     |
| <b>Finance - Collections</b>                            |               |
| Total Finance - Collections                             | \$ 8,500.00   |
| <b>Finance - Insurance GL and E&amp;O</b>               |               |
| Finance - Insurance GL and E&O                          | \$ 10,000.00  |
| <b>Finance - Storage</b>                                |               |
| Finance - Storage                                       | \$ 4,000.00   |
| <b>Finance - Website / Internet Services / Computer</b> |               |
| Finance - Website / Internet Services / Computer        | \$ 3,500.00   |
| <b>Grant Funds</b>                                      |               |
| TXCDBG - Streets/Drainage Match                         | \$ 13,750.00  |
| <b>Health Insurance</b>                                 |               |
| Total Health Insurance                                  | \$ 18,000.00  |
| <b>Leasing - Alarm</b>                                  |               |
| Total Leasing - Alarm                                   | \$ 500.00     |
| <b>Miscellaneous</b>                                    |               |
| Total Miscellaneous                                     | \$ 15,000.00  |
| <b>Municipal Court</b>                                  |               |
| Total Municipal Court                                   | \$ 9,600.00   |
| <b>Office Supply</b>                                    |               |
| Total Office Supply                                     | \$ 12,500.00  |
| <b>OSSF Inspections</b>                                 |               |
| Total OSSF  | \$ 3,000.00   |
| <b>Parks</b>  |               |
| Total Parks   | \$ 5,500.00   |
| <b>Payroll Expenses</b>                                 |               |
| Total Payroll Expenses                                  | \$ 199,000.00 |
| <b>Public Safety</b>                                    |               |
| Classes/Conferences                                     | \$ 8,000.00   |
| Radar Certification                                     | \$ 500.00     |
| Total Public Safety                                     | \$ 8,500.00   |
| <b>Postage</b>  |               |



|                             |                      |
|-----------------------------|----------------------|
| Total Postage               | \$ 1,500.00          |
| <b>Property Maintenance</b> |                      |
| Total Property Maintenance  | \$ 2,600.00          |
| <b>Telephone</b>            |                      |
| Total Telephone             | \$ 2,384.00          |
| <b>Travel Expenses</b>      |                      |
| Travel Expenses             | \$ 12,500.00         |
| <b>Utilities - Electric</b> |                      |
| Total Utilities - Electric  | \$ 7,500.00          |
| <b>Water</b>                |                      |
| Total Water                 | \$ 23,000.00         |
| <b>Estimated Totals</b>     |                      |
|                             | <b>\$ 544,534.00</b> |

| <b>2019 Estimated Payroll</b> |                       |         |              |
|-------------------------------|-----------------------|---------|--------------|
| Staff Member                  | Position              | Rate    | Annual Pay   |
| Bryden, Zachary               | Police Deputy         | \$25/hr | \$ 13,000.00 |
| Day, Lynnell                  | Dept Court Clerk      | \$25/hr | \$41,600.00  |
| DeBord, Jason                 | Code Enforcement      | \$40/hr | \$33,280.00  |
| Fevang, Phillip               | Police Deputy         | \$25/hr | \$ 13,000.00 |
| Graves, Nathan                | Police Deputy         | \$25/hr | \$ 13,000.00 |
| TBD                           | Residential Inspector | \$50/hr | \$14,400.00  |
| Wheeler, Toni                 | City Admin/Secretary  | \$28/hr | \$58,240.00  |

| <b>2018 Estimated Payroll</b> |                       |            |             |
|-------------------------------|-----------------------|------------|-------------|
| Staff Member                  | Position              | Rate       | Annual Pay  |
| Bryden, Zachary               | Police Deputy         | \$22.36/hr | \$ 9,301.76 |
| Day, Lynnell                  | Dept Court Clerk      | \$22.36/hr | \$37,207.04 |
| DeBord, Jason                 | Code Enforcement      | \$30/hr    | \$36,952.00 |
| Fevang, Phillip               | Police Deputy         | \$22.36/hr | \$ 9,301.76 |
| Graves, Nathan                | Police Deputy         | \$22.36/hr | \$ 9,301.76 |
| Lynn, Robert                  | Residential Inspector | \$50/hr    | \$22,800.00 |
| Mayo, James                   | Police Deputy         | \$22.36/hr | \$ 9,301.76 |
| Wheeler, Toni                 | City Admin/Secretary  | \$25/hr    | \$52,000.00 |

## **STAFF ACCOMPLISHMENTS/CERTIFICATIONS**

### **ADMINISTRATION**

City Administrator/Secretary, Dr. Toni Wheeler completed the following:

- Obtained her Texas Certified Public Manager Credentials
- Published research on Texas School Finance Reform at the Texas State Library
- Working on second Doctorate in Public Law
- Working on second dissertation on Texas School Finance Reform/Property Tax Reform
- Crafting a Delphi Study for the purpose on analyzing alternative funding for School Finance, so the Districts are not solely dependent on Property Taxes
- Spent weeks in Austin fighting the Texas Legislature with fellow City Officials
- Appointed as Secretary/Treasurer for the Wise County Local Emergency Planning Commission
- Attended Development and Land Use Law Class
- Attended Election Law Training
- Attended Public Funds Investment Act Training
- Attended International City Management Association Conference
- Attended American Planners Associations Conference
- Attended Texas Rail Advocates Conference
- Attended Texas Certified Public Managers Graduation at the State Capitol
- Attended International League of Cities Roundtable for the Texas Legislative Session
- Attended Regional Planning Workshop - Southlake
- Attended the Texas City Managers Conference in Fort Worth
- Attended the Texas Legislative Update Class in San Marcos

## CODE ENFORCEMENT

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Officer Jason DeBord completed the following:

- Coordinated the National Night Out Kick-Off Party
- Several courses on Texas Health and Sanitation Certification
- Sat for Sanitation Certification

## COURT

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Deputy Court Clerk, Lynnell Day:

- Working toward her Court Clerk Level II Certification
- Attended 52-hours of Court Training
- Attended the Legislative Update Course for Court Personnel

| FY2019 SALES TAX ALLOCATION CHART |         |         |         |         |         |         |         |         |          |         |      |
|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|----------|---------|------|
| OCT                               | NOV     | DEC     | JAN     | FEB     | MAR     | APR     | MAY     | JUN     | JUL      | AUG     | SEPT |
| \$4,224                           | \$5,449 | \$5,992 | \$4,259 | \$4,987 | \$4,864 | \$7,620 | \$7,466 | \$6,294 | \$26,704 | \$6,530 | TBD  |

| FY2018 SALES TAX ALLOCATION CHART |         |         |         |         |         |         |         |         |         |         |         |
|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| OCT                               | NOV     | DEC     | JAN     | FEB     | MAR     | APR     | MAY     | JUN     | JUL     | AUG     | SEPT    |
| \$4,116                           | \$3,765 | \$4,333 | \$4,949 | \$3,947 | \$3,748 | \$3,015 | \$7,818 | \$3,933 | \$4,788 | \$7,498 | \$4,754 |

## GOALS FOR THE 2019-2020 FISCAL YEAR

- **CODIFIED DATABASE:**  
Finish the Codification of Ordinance Searchable Database with Franklin Legal Publishing
- **COUNTY LEPC**  
Aid Emergency Services Coordinator, Cody Powell, in the restructure and board appointments for the Local Emergency Planning Commission (LEPC).
- **GRANT PROJECT:**  
Texas Community Development Block Grant is scheduled to begin construction in September/October. This will be for the reconstruction of roads through Glider Base.
- **REGIONALIZATION OF CITIES:**  
Continue the monthly meetings between the "BARN" (Boyd, Aurora, Rhome and Newark) Cities for regionalization of services, employees, and contracts.
- **REGIONAL SEWER PROJECT:**  
Continue to work with the City of Boyd to tie in the 114 main sewer line at the Trinity River Plant
- **REGIONAL TRAINING:**  
Continue to work with Regional Cities and County Emergency Management for the establishment of Regional Monthly Staff Training Programs
- **REGIONAL WATER:**  
Continue to work with the "BARN" Cities to explore tie-in options with the City of Fort Worth for surface water.
- **ROLLING V RANCH:**  
Work with developers, the City of Rhome and the City of Newark to ensure development kicks off in a timely manner for the Rolling V Ranch community.

## **ORDINANCE NO. O-19.0904**

**AN ORDINANCE OF THE CITY OF AURORA, TEXAS LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT FOR THE 2019-2020 FISCAL YEAR; PROVIDING AND APPORTIONING EACH LEVY FOR SPECIFIC PURPOSE; AND PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN TAXES SHALL BECOME DELINQUENT, IF NOT PAID.**

**BE IT SO ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS:**

### **SECTION 1.**

#### **Tax Rate Established**

That there is hereby levied and there shall be collected for the use and support of the Municipal Government of the City of Aurora, Texas, and to provide an interest and sinking fund for the 2019-2020 Fiscal Year, upon all property, real, personal and mixed, within the corporate city limits of the City of Aurora, Texas, subject to taxation, a tax of .282921, on each \$100 valuation on property; said tax being so levied and apportioned to the specific purposes here set forth:

1. For the maintenance and support of general government general fund, \$.282921 on each \$100 valuation on property; and,
2. For the interest and sinking fund, \$-0- rate on each \$100 valuation of property.

### **SECTION 2.**

#### **DUE DATE**

That the taxes levied under this ordinance shall be due October 1, 2019 and if not paid before January 31, 2020 shall be immediately considered delinquent and subject to collections, fines and fees.

### **SECTION 3.**

#### **LIEN FOR DELINQUENT TAXES**

All taxes shall become a lien upon the property to which it was assessed, and the city appointed tax collector for the City of Aurora, Texas is hereby authorized and empowered to enforce the collection of such taxes according to the Constitution and Laws of the State of Texas and Ordinances of the City of Aurora, Texas, and shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalties, interest. The penalties and interest of such collections on delinquent taxes shall be appointed to the General Fund of the City of Aurora, Texas. All taxes shall bear interest from the date of delinquency at the rate prescribed by the State Law.

### **SECTION 4.**

#### **EFFECTIVE DATE**

This ordinance shall take effect and be in force immediately upon its passage.

**PASSED AND APPROVED** on this the 3<sup>rd</sup> day of September 2019, at a Regular Meeting of the City Council of the City of Aurora, Wise County, Texas. There being a quorum recorded as present and voting. This ordinance is so approved by a vote of:

\_\_\_\_\_ ayes

\_\_\_\_\_ nays, and

\_\_\_\_\_ abstentions

This ordinance is subsequently approved as to form by the signature of the Mayor and sworn attestation of the Municipal Clerk acting on behalf of the City Administrator/Secretary.

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Terry Solomon, Honorable Mayor

\_\_\_\_\_  
Dr. Toni Wheeler, PhD, MPA, PMP, ICPM,  
Texas CPM  
City Administrator/Secretary

# **ZONING**



## Planning and Zoning Commission

303 Derting Road Aurora Texas 76078

Ph 817.636.2783

[zoning@auroratexas.gov](mailto:zoning@auroratexas.gov)

### RECOMMENDATION TO COUNCIL

**ZONING AMENDMENT – ORDINANCE 19.0905**

**SUP ORDINANCE 19.0906**

DATE: 3 September 2019

TO: Honorable Mayor Terry Solomon  
and the Aurora City Council

FROM: Commission Chair, Steve Derting  
and the Planning and Zoning Commission

RE: ZONING CODE AMENDMENTS – ORDINANCE 19.0905 /  
SPECIFIC USE PERMIT (SUP) 19.0906

Dear Honorable Mayor and City Council,

The Planning and Zoning Commission held a Public Hearing and consideration of Amendments to the currently adopted Zoning Code and the Specific Use Permit Application by Richard Sidebottom.

The commission hereby recommends:

Very Respectfully Submitted for  
your consideration and approval,

---

Steve Derting, Commission Chair  
Planning and Zoning Commission

## **ORDINANCE NO. O-19.0905**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF AURORA, BY AMENDING THE APPENDIX 1 – APPROVED ZONING USE TABLE, ADDING DEFINITIONS AND REGULATIONS FOR RESIDENTIAL AIRCRAFT/HELICOPTER USES; REPEALING ORDINANCE O-2017.1127; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aurora, Texas, is a Type A general-law municipality located in Wise County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Zoning Ordinance of the City of Aurora regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the terms air strip, helipad, heliport are defined herein; and

**WHEREAS**, the addition of Specific Use Permit requirements are added to the Residential Usage Table; and

**WHEREAS**, the repeal of Ordinance O-2017.1127 is warranted; and

**WHEREAS**, the Planning and Zoning Commission of the City of Aurora, Texas held a public hearing on September 3, 2019, at 5:30 p.m., and the City Council of the City of Aurora, Texas, held a public hearing on September 3, 2019, at 6:30 p.m., with respect to the zoning classification changes, repeals and amendments described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Aurora, and all other laws dealing with notice, publication; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS, THAT:**

### **SECTION 1.**

The Zoning Ordinance of the City of Aurora is hereby amended by the addition of the following definitions of uses:

**“Airstrip”** a long, flat piece of land from which trees, rocks, etc. have been removed so that aircraft can take off and land

**“Helipad”** a landing area or platform for helicopters and powered lift aircraft



**“Heliport”** means a designated land area used for helicopter operations and any appurtenant areas, including fueling facilities, terminal buildings and maintenance and repair facilities.

**“Helistop”** means a designated land area or roof structure used for the pickup or discharge of passengers and cargo, which does not provide helicopter maintenance and repair facilities or fueling services.

## **SECTION 2.**

**Amendments to Appendix 1** – The Zoning Approved Use and Classification Table are hereto attached as Exhibit A of this Ordinance.

## **SECTION 3.**

**Ordinance 2017.1127**, which granted a Specific Use Permit for M.D. Resort is hereby repealed in its entirety.

## **SECTION 4.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Aurora, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

## **SECTION 5.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

## **SECTION 6.**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

## **SECTION 7.**

All rights and remedies of the City of Aurora are expressly saved as to any and all violations of the provisions of the Zoning Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

## **SECTION 8.**

The City Secretary of the City of Aurora is hereby directed to publish the caption, penalty clause, and effective date of this ordinance one time in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

## **SECTION 9.**

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED** on this 3<sup>rd</sup> day of September 2019.

---

Terry Solomon, Mayor

ATTEST:

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Dr. Toni Wheeler, Ph.D., MPA, PMP, ICPM,  
Texas CPM  
City Administrator/City Secretary

## **EXHIBIT A**

### **Zoning Appendix 1 – Approved Use and Classification Table**

**\*\*\* This table may be viewed on the City website at:**

<http://www.auroratexas.gov/zoning-and-land-use/>

Click on Zoning Appendix 1

**ORDINANCE NO. O-19.0906**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF AURORA, BY APPROVING A SPECIFIC USE PERMIT TO ALLOW A RESIDENTIAL HELIPAD AT DEEP CREEK ROAD/TEDROW DRIVE, AURORA, TEXAS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aurora, Texas, is a Type A general-law municipality located in Wise County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Zoning Ordinance of the City of Aurora regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, Richard Sidebottom, with written consent of owner, Vernon Tedrow, of the property located at Deep Creek Road/Tedrow Drive, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas, more particularly described on Exhibit "A" attached hereto (the "Property"), have filed an application for a new Specific Use Permit to allow the purchasers of the Property to operate a Residential Helipad on the Property; and

**WHEREAS**, the Property is zoned as Residential 3 (R-3); and

**WHEREAS**, pursuant to Index 1 of the Zoning Ordinance, helipad may be allowed in R-3 by the issuance of a Specific Use Permit; and

**WHEREAS**, the City Council finds that the conditions for approval of a specific use permit set forth in the Zoning Ordinance have been met; and

**WHEREAS**, the application, all notices and public hearings have reflected that the request for a Specific Use Permit was for the entirety of the Property; and

**WHEREAS**, the City Council finds that it is a reasonable accommodation to allow the specific use permit to extend to the entirety of the Property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Aurora, Texas held a public hearing on September 3, 2019, and the City Council of the City of Aurora, Texas, held a public hearing on September 3, 2019, with respect to the Specific Use Permit described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Aurora, and all other laws dealing with notice, publication and procedural requirements for the approval of a Specific Use Permit on the property; and

**WHEREAS**, upon review of the application, and after such public hearing, the City Council finds that the Specific Use Permit should be granted, subject to the conditions imposed herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, TEXAS, THAT:**

### **SECTION 1.**

The Zoning Ordinance of the City of Aurora is hereby amended by granting a Specific Use Permit on the hereinafter described property:

Deep Creek Road/Tedrow Drive, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas, and depicted on Exhibit "A"

to allow a residential helipad, in strict conformance with the Site Plan attached hereto as Exhibit "B" and incorporated herein.

### **SECTION 2.**

The City Council finds that that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the Specific Use Permit in accordance with the requirements hereof, subject to the following conditions:

1. Meet all applicable building code, fire code, and local requirements for prior to occupancy to include but not be limited to:
  - a. Provide a minimum 30' emergency access route as an easement. The emergency access route shall be an all-weather surface. The timing for completion of the access road, as an all-weather surface shall be within six (6) months from the date of sale. For purposes of the requirements of this ordinance, "all-weather surface" is understood to be a minimum 6" flexible base with a chip seal wearing surface.
  - b. \*\*\* ADDITIONAL CRITERIA TO BE ADDED BY THE PLANNING AND ZONING COMMISSION**
2. Meet certificate of occupancy requirements for occupancy of each building on the property, except as otherwise set forth in the conditions of this ordinance.
3. Comply with all other applicable local, state, and federal laws.

### **SECTION 3.**

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

#### **SECTION 4.**

The official map of the City of Aurora is amended, and the City Administrator is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

#### **SECTION 5.**

The use of the property described above shall be subject to all restrictions, terms and conditions contained in this ordinance including the attached exhibits, as well as the applicable regulations contained in the Zoning Ordinance of the City of Aurora.

#### **SECTION 6.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Aurora, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

#### **SECTION 7.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

#### **SECTION 8.**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense

#### **SECTION 9.**

All rights and remedies of the City of Aurora are expressly saved as to any and all violations of the provisions of the Zoning Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 10.**

The City Secretary of the City of Aurora is hereby directed to publish the caption, penalty clause, and effective date of this ordinance one time in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

**SECTION 11.**

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED** on th is 3<sup>rd</sup> day of September 2019.

---

Terry Solomon, Mayor

ATTEST:

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Dr. Toni Wheeler, Ph.D., MPA, PMP, ICPM,  
Texas CPM  
City Administrator/City Secretary

## **EXHIBIT “A” - PROPERTY DESCRIPTION**

The site is located off of Deep Creek Road, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas.

## EXHIBIT "B" - SITE PLAN







303 Derting Road  
Aurora Texas 76078  
Ph 817.636.2783  
Auroratexas.gov

13 August 2019

**RE: Specific Use Permit – ZC SUP 19.7599**

Dear Property Owner/Resident:

This letter is to inform you of a proposed zoning change in your area. The zoning of a property determines what type of uses may be developed. State law requires municipalities to notify all property owners within 200-feet of any proposed zoning change. For this reason, we are sending you this notice, a map of the area of proposed zoning change, including the boundaries and a reply form.

This request is for a Specific Use Permit within the existing Residential 3 (R3) Zoning District, located off of Deep Creek Road, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas.

The purpose of the specific use permit request is to allow the installation of a private heliport for personal, non-commercial use as an accessory structure to this a residential site.

Below is the published notice of Public Hearings before the Planning and Zoning Commission and the City Council of the City of Aurora:

***ZONING HEARING***

***Zoning Case – SUP 19.7599***

***Notice of Public Hearings before the Planning and Zoning Commission and City Council:***

*Notice is hereby given the Planning and Zoning Commission will hold a public hearing starting at 5:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall, 303 Derting Road, Aurora, TX 76078. Further notice is given the City Council will hold a public hearing starting at 6:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall. The City may continue the public hearing should an applicant so request. Citizens are invited to attend and participate in these public hearings. Special notice of participation will be given to property owners within 200' of the subject properties.*

*The Commission and the Council will consider the application of Richard Sidebottom, for a Specific Use Zoning Change for the existing Residential 3 - Zoning District, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas.*

*The purpose of the specific use permit request is to allow the installation of a private heliport for personal, non-commercial use as an accessory structure to this a residential site.*

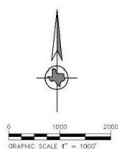
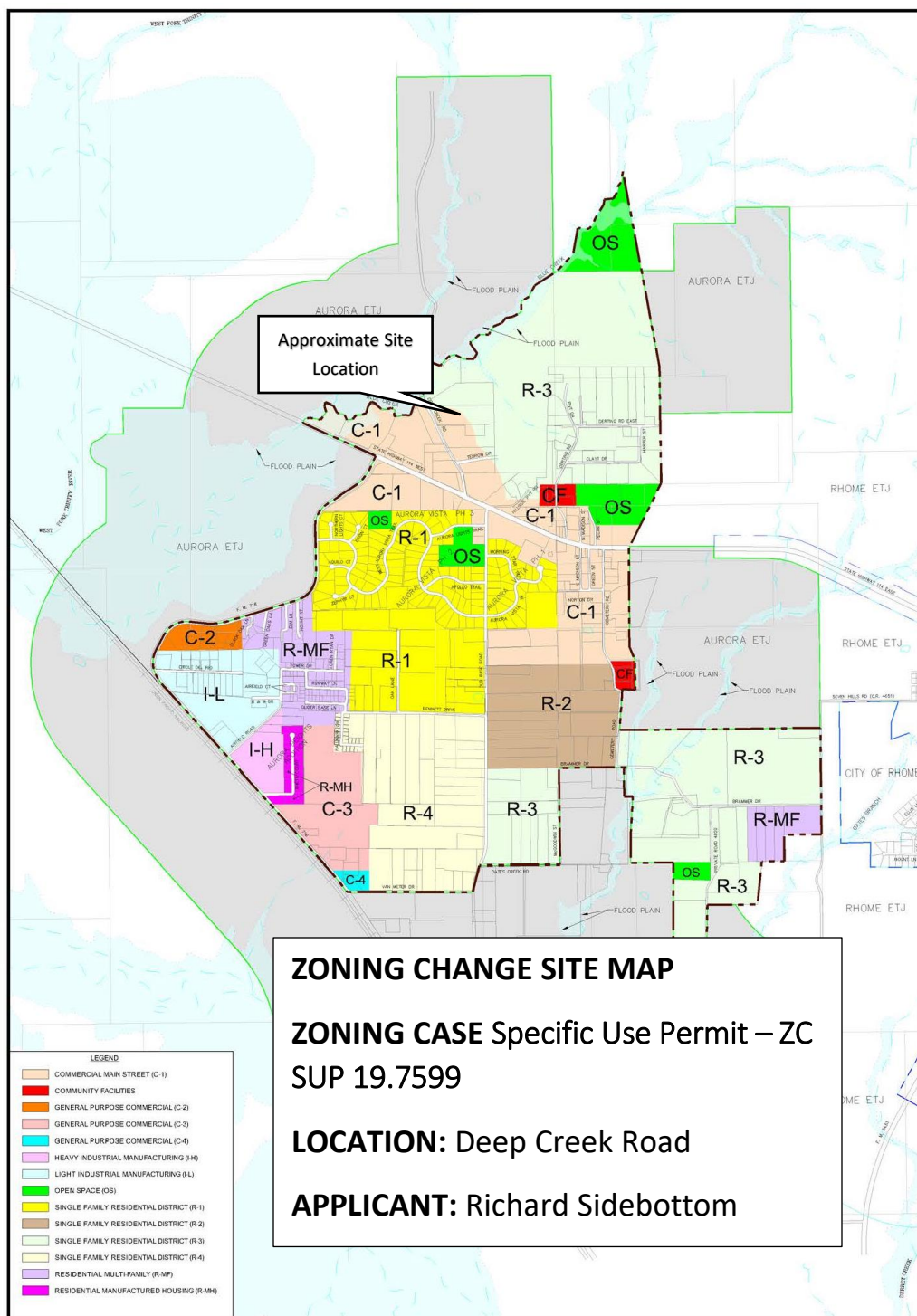
If you wish to inform us of your opinion, regarding this re-zoning, please return the reply form enclosed, before Friday, August 30<sup>th</sup> at 4 p.m.

Very Respectfully,

Dr. Toni L. Wheeler, PhD, MPA, PMP, CPM  
City Administrator

Enclosure

CC Richard Sidebottom



**CITY COUNCIL**  
 TERRY SOLOMON – MAYOR  
 BILL McCURDY  
 JACKIE STONE  
 RICK BOLAND  
 JOE SMITH  
 JASON BRUMMAL  
 RICK SMITH

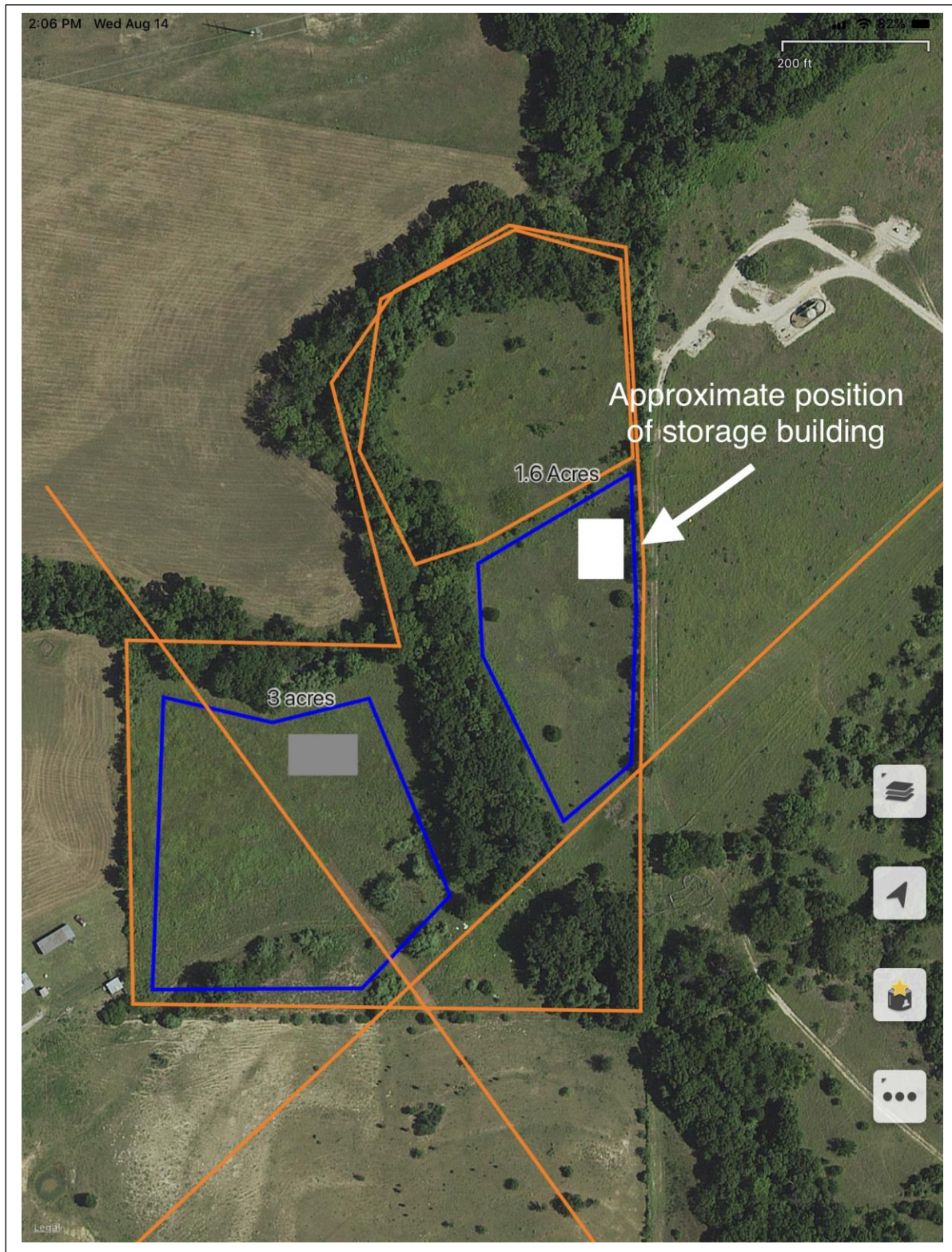
## CITY OF AURORA ZONING MAP

ADOPTED BY  
 ORDINANCE No. 0.2007.22  
 DATE: 10-04-2007

--- AURORA CITY LIMITS  
 AURORA E.T.J.  
 FLOOD PLAIN









## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

Dear Honorable Commissioner Derting and Commissioners of the Board:

This letter is regarding the Zoning Case – SUP 19.7599 where the Planning and Zoning Commission and the City Council will consider the application of Richard Sidebottom, for a Specific Use Permit - Zoning Change for the existing Residential 3 - Zoning District, of the Vestle Morton Tedrow, Vernon Tedrow Executor Property, on approximately 12.890 +/- acres in the A Glidewell Survey. GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas (Location and Site Maps are attached.)

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### PLEASE PLACE YOUR INITIALS NEXT TO THE APPROPRIATE VOTE

I am **FOR** the requested zoning, as explained in the letter received for Zoning Case, **ZC – SUP 19.7599 Richard Sidebottom**.

I am **AGAINST** the requested zoning, as explained in the letter received for Zoning Case, **ZC – SUP 19.7599 Richard Sidebottom**.

I understand this item shall be heard before the Planning and Zoning Commission starting at 5:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall, 303 Derting Road, Aurora, TX 76078, and subsequently before the City Council at 6:30 PM, Tuesday, September 3, 2019, at the Aurora City Hall.

I further understand that I must return this form before Friday, August 30<sup>th</sup> to be included in the packet for both the Commission and Council.

**PLEASE SEE BACK OF PAGE TO SUPPLY COMMENTS AND REQUIRED SIGNATURES**

Please provide your written comments below. (You may attach additional pages, if needed)

|                                |  |
|--------------------------------|--|
| <b>Your Name<br/>(Printed)</b> |  |
| <b>Your<br/>Signature</b>      |  |
| <b>Your<br/>Address</b>        |  |
| <b>Date<br/>Signed</b>         |  |

#### PROCEDURES AND ADMINISTRATION

A protest of zoning change must be in writing and must be signed by the owner of the property in question or by a person legally authorized by power of attorney to act on behalf of the owner. For specific ownership types, the following shall apply:

**Corporations** – The protest must be signed by the president, vice-president or by an attorney-in-fact authorized to sign on behalf of the corporation.

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**Community Property** – The City of Aurora shall presume the written protest of one spouse to be the protest of both parties.

In all cases where a protest has been properly signed pursuant to this section, the City of Aurora shall presume that the persons whose signatures appear on the protest are valid.

A withdraw of protest must be in writing. A withdraw of protest must be made before the scheduled hearing date. In the event multiple protests and/or withdrawals are filed on behalf of the same owner, the instrument with the latest date and time of execution controls.

**PROTEST RECEIVED**



Jimmy Tedrow



## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

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Jimmy Tedrow

Please provide your written comments below. (You may attach additional pages, if needed)

|  |
|--|
| NOISE<br>DUST<br>DISTURBING COW & WILDLIFE |
|--|

|                        |   |
|------------------------|---|
| Your Name<br>(Printed) | JIMMY TEDROW  |
| Your<br>Signature      |  |
| Your<br>Address        | 320 DEEP CREEK RD AURORA, TX 76078  |
| Date<br>Signed         | 08-16-19  |

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Steve Tedrow

## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

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Steve Tedrow

Please provide your written comments below. (You may attach additional pages, if needed)

|                   |  |
|-------------------|--|
| See ATTACHED PAGE |  |
|-------------------|--|

|                        |                |
|------------------------|----------------|
| Your Name<br>(Printed) | Steve Tedrow   |
| Your<br>Signature      | Steve Tedrow   |
| Your<br>Address        | 203 Tedrow DR. |
| Date<br>Signed         | 8-20-19        |

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# Steve Tedrow

- 1 SAFETY NO FIRE plugs on COUNTY RD NO WATER  
IF THERE WAS A FIRE THE FIRE TRUCK WOULD GET STUCK  
IN THE SAND TRYING TO GET BACK TO IT THE HOUSES  
COULD BURN DOWN BEFORE THEY COULD GET BACK TO THEM
- 2 GAS STORAGE TANKS NORTH SOUTH EAST WEST  
OF PROPERTY
- 3 RIGHT OFWAY ON Jimmy Tedrows PROPERTY THE TERRACES  
CAN NOT BE CUT DOWN TO PUT A ROAD THROUGH ~~THE~~ THEY  
ARE TO DEVERT THE WATER FROM FLOODING THE HOUSES ON  
THE OTHER SIDE OF FENCE WHEN IT RAINS
- 4 THERE WILL HAVE TO BE A ENGINEER TO DETERMINE  
HOW TO BUILD THE ROAD TO KEEP FROM CUTTING THE TERRACES  
UP TO DEVERT THE WATER OFF THE HOUSES AND WASHING  
OUT OUR ROAD
- 5 NOISE WILL SCARE THE SHEEP AND COWS AND RUN OFF ALL  
THE WILDLIFE ~~AND~~
- 6 NOISE FLYING OVER EVER BOOYS HOUSE IN AURORA LANDING  
AND TAKING OFF ON THE PROPERTY
- 7 SAND ~~DUST~~ DIRT DUST WILL BE FLYING AROUND  
ALL OVER HOUSES AND CARS





Kristina Bryant  
Cody Tedrow

## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

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Please provide your written comments below. (You may attach additional pages, if needed)

|   |  |
|---|--|
| <p>Too close to homes in the area. Issues with dust, noise, pollution and scaring of livestock and wildlife nearby. It would devalue the property because of the listed issues and concerns. <del>Not to</del> AS well as being a safety concern and potential accident hazard.</p> |  |
|---|--|

|                     |                                    |
|---------------------|------------------------------------|
| Your Name (Printed) | Kristina Bryant<br>Cody Tedrow     |
| Your Signature      | Kristina Bryant<br>Cody Tedrow     |
| Your Address        | 380 Deep Creek Rd Aurora, TX 76078 |
| Date Signed         | 8/23/19                            |

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Julie Tedrow



## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

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Please provide your written comments below. (You may attach additional pages, if needed)

I have many concerns 1- Noise, I live very close to where they are planning to place this helicopter pads. Not only bother my family but also live stock. 2- Dust - I have many allergies and this will 3- wild life that I have worked so hard protecting and providing a home for. Deer, Birds of many varieties, Turkeys, fox, Raccoons. 4- Oil wells to close. gas lines next to us. 4- no way for fire to be put out no fire plugs. 5- fuel leaking into our water source.

|                     |                              |  |
|---------------------|------------------------------|--|
| Your Name (Printed) | Julie Tedrow                 |  |
| Your Signature      | Julie Tedrow                 |  |
| Your Address        | 201 Tedrow Dr. Aurora, 76078 | Mailing Address<br>PO Box 196<br>Rhome, TX 76078 |
| Date Signed         | 8-26-2019                    |  |

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ZONING CHANGE CASE – Specific Use Permit – ZC SUP 19.7599

Page 6 of 6



Julie Tedrow

5 - my husband is on full disability for having 5 strokes. The next one will kill him or damage his brain more. The quiet is what he needs and we have lived here 35 years. He has lived here 37. The property has been in his family for 6 generations. We were the first after grandparents to live on property.

If this is allowed to happen our quiet life is over. And it will open the door for more and more to move in. I believe in change but not at this cost.

I believe and you will see the others in our town will agree with me, when I say don't allow this to disturb our quiet country life.

Julie Tedrow  
8-26-19

I did make  
copies



April Michael  
Armadillo Hill  
Real Estate LLP

## REPLY FORM

Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora TX 76078

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Please provide your written comments below. (You may attach additional pages, if needed)

I have attached a letter expressing my concerns about this Specific Use Permit - Zoning Case - SUP 19.7599.

I plan to attend the Planning and Zoning Commission meeting on September 3, 2019.

I am requesting to address the board at this meeting.

|                     |  |
|---------------------|--|
| Your Name (Printed) | April Michael  |
| Your Signature      | April Michael  |
| Your Address        | Mailing: 4214 Valleywood Dr. Grapevine, Texas 76051<br>Property: Derting Road, Aurora, Texas 76078 |
| Date Signed         | August 24, 2019  |

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Armadillo Hill Real Estate, LP  
4214 Valleywood Drive  
Grapevine, Texas 76051

August 24, 2019

City of Aurora  
Planning and Zoning Commission  
ATTN: Commissioner Steve Derting  
303 Derting Road  
Aurora, Texas 76078

RE: Specific Use Permit – Zoning Case – SUP 19.7599

Dear Honorable Commissioner Derting and Commissioners of the Board:

I am writing you concerning the proposed Specific Use Permit request to allow the installation of a private heliport for personal, non-commercial use as an accessory structure to the residential site (GEO Number A0340.0076.05, Property ID R000007599, Wise County, Texas) located directly adjacent to my 231 acres on Derting Road in Aurora/Rhome.

I am very apprehensive about the multitude of potentially negative influences that this proposed development would have on the current and future value of my property.

I am equally disturbed by the negative impact that this installation will have on the domestic animals and wildlife that call my property home. My land is currently cattle leased. I am troubled that if this Heliport and supporting structures are built in the flood plain that this will impede the current water flow across my property, resulting in part of my grassland flooding. The cattle require this grass to support their proper nourishment and growth. I am distressed by the detrimental effect that this Heliport will have on the many deer, turkey, and other wildlife. I feel that the Heliport will create an undesirable amount of dust, debris, and noise that will cause the wildlife to abandon this area.

I am very concerned about the close proximity of this Heliport to the numerous existing gas wells and storage tanks on my property. Devon Energy maintains many fuel holding tanks on my land. I am apprehensive about the idea of helicopters taking off and landing so near these flammable targets. How unfortunate it would be for my neighbors and myself if a helicopter made contact with any of these holding tanks or adjacent structures. This seems like an avoidable risk to the surrounding homes and pastures.

As a daughter of a Civil Engineer, I understand the need to respect the zoning laws of a city. It appears that this Heliport would be in opposition to the current zoning regulations: "The regulations for the R-3 district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life." I do not feel that a residential area is the appropriate location for a Heliport. Additionally from your aerial maps, I see no evidence of a current residential structure. This makes me seriously question the necessity of this Heliport. I am disturbed by the adverse effect that this Heliport and supporting buildings will have on the surrounding homeowners. I am forwarding this letter to my attorney for her review and input.

Thank you for taking your valuable time to consider the concerns of the surrounding property owners. I plan to attend the Planning and Zoning Commission meeting on September 3, 2019. I am requesting time to address the board at this meeting.

Sincerely,

A handwritten signature in blue ink that reads "April Michael". The signature is written in a cursive, flowing style.

April Michael  
Limited Partner  
Armadillo Hill Real Estate  
(817) 366-9432